

Affinity Land Services, LLC II
1094 Second Street Pike
Suite 112
Richboro, PA 18954
(215) 579-8802

File #:	2A-22-PA-5371	Property	379 Pine Run Road	Settlement Date	10/12/2022
Prepared:	10/03/2022		Doylestown, PA 18901	Disbursement Date	10/12/2022
Escrow/Accounting:	Rachel Malcolm	Buyer	Mitchell Diodato, Jr and Julie Thomas		
		Seller	Keith B. Kratzke and Janet C. Kratzke		
		Lender	EMM Loans LLC 1950 Route 70 East Suite 300 Cherry Hill, NJ 08003		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$684,000.00	Sales Price of Property	\$684,000.00	
		Deposit		\$20,000.00
		Loan Amount		\$547,200.00
		Prorations/Adjustments		
	\$381.40	City/Town Taxes 10/12/2022 to 12/31/2022	\$381.40	
	\$3,839.31	School Taxes 10/12/2022 to 06/30/2023	\$3,839.31	
		Loan Charges		
\$70.00		Sat Release Services to DS Recording Services		
		Payoffs/Payments		
\$235,000.00		Payoff to Wilmington Trust, NA as Trustee for MFRA		
\$100,000.00		Payoff to Wachovia Bank, NA		
		Government Recording and Transfer Charges		
		Recording Fees	\$310.00	
		---Deed: \$105.00		
		---Mortgage: \$205.00		
\$3,420.00		Transfer Tax (City Deed Taxes) to Bucks County Recording Office	\$3,420.00	
\$3,420.00		Transfer Tax (State Deed Taxes) to Bucks County Recording Office	\$3,420.00	
		Commissions		
\$17,100.00		Listing Agent Commission to Weidel Real Estate Doylestown		
		Title Charges		
\$30.00		Title - Courier Fee to FedEx		
		Title - CPL (Lender) to Commonwealth Land Title Insurance Company	\$125.00	
\$75.00		Title - Deed Prep Fee to Deedsearchers, LLC		
		Title - Lender's TIRBOP - PA 100 Endorsement to Commonwealth Land Title Insurance Company	\$100.00	
		Title - Lender's TIRBOP - PA 300 Endorsement to Commonwealth Land Title Insurance Company	\$100.00	
		Title - Lender's TIRBOP - PA 900 Endorsement to Commonwealth Land Title Insurance Company	\$100.00	
\$35.00		Title - Notary Fee to Clerk		
		Title - Owner's Title Policy to Commonwealth Land Title Insurance Company	\$4,144.04	

Seller			Buyer	
Debit	Credit		Debit	Credit
		Miscellaneous Charges		
\$500.00		Final W/S to ESCROW (\$0.00 POC by Borrower)		
\$6,000.00		Judgment 2013-71931 to NEED PAYOFF - ESCROW		
\$2,500.00		Judgment 2014-73003 to NEED PAYOFF - ESCROW		
\$1,500.00		Judgment 2016-70421 to NEED PAYOFF - ESCROW		
\$4,745.00		Reimbursement to DIANE BUKTA		
\$45.00		Tax Cert Reimbursement to Weidel Real Estate Doylestown		
Seller			Buyer	
Debit	Credit		Debit	Credit
\$374,440.00	\$688,220.71	Subtotals	\$699,939.75	\$567,200.00
		Due from Buyer		\$132,739.75
\$313,780.71		Due to Seller		
\$688,220.71	\$688,220.71	Totals	\$699,939.75	\$699,939.75

See signature addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize Affinity Land Services, LLC II to cause the funds to be disbursed in accordance with this statement.

Mitchell Diodato, Jr

Date

Keith B. Kratzke

Date

Julie Thomas

Date

Janet C. Kratzke

Date

Settlement Agent

Date